

**TO LET**

**Ground Floor Office Suite, Building 4100, Avenue 4000, Cork Airport Business Park, Cork. T12 AP97**





# ABOUT THE PROPERTY

GIA Approx. 325.2 sq m (3,500 sq ft)

Fully fitted ground floor office suite

The offices are finished to the highest standards with raised access floors, air conditioning and extensive glazing

The building is constructed to a high specification and there is lift access to all floors

14 on site car parking spaces included



## LOCATION

The property is centrally situated in Cork Airport Business Park, an established city periphery office campus which is located approximately 5 kms south west of Cork City Centre. The park provides excellent access to all the main local, national and international routes with its unrivalled proximity to Cork International Airport and ease of access to major transport links including CIE public bus routes, South Link Road Network, N27, N71, N25, N40 and M8.

This sought after office location has a history of attracting international corporations such as Amazon, IBM, Intel, BNY Mellon, Aon Hewitt, Open Text, Alter Domus and McKesson.

## DESCRIPTION

The property comprises a fully fitted office suite located on the ground floor of a modern purpose-built office building. The floor is laid out with a canteen, open plan office, boardroom/ conference room, and 2 no. private offices/ meeting rooms. This office suite is finished internally with painted walls, recessed LED lighting, air conditioning, suspended acoustic ceilings, raised access floors with carpet floor tiles.

The building is serviced by a passenger lift. The main entrance door has a secure fob/intercom access.





**ACCOMMODATION (GIA) Approx.**

Floor	Description	Sqm	Sqft
Ground	Office	325.2	3,500

**LEASE**

New lease available

**GUIDE RENT**

€On Application

**RATES**

€9,200 pa (2024) approx.

**SERVICE CHARGE (to include Light, Heat, Power, Estate Management & Insurance)**

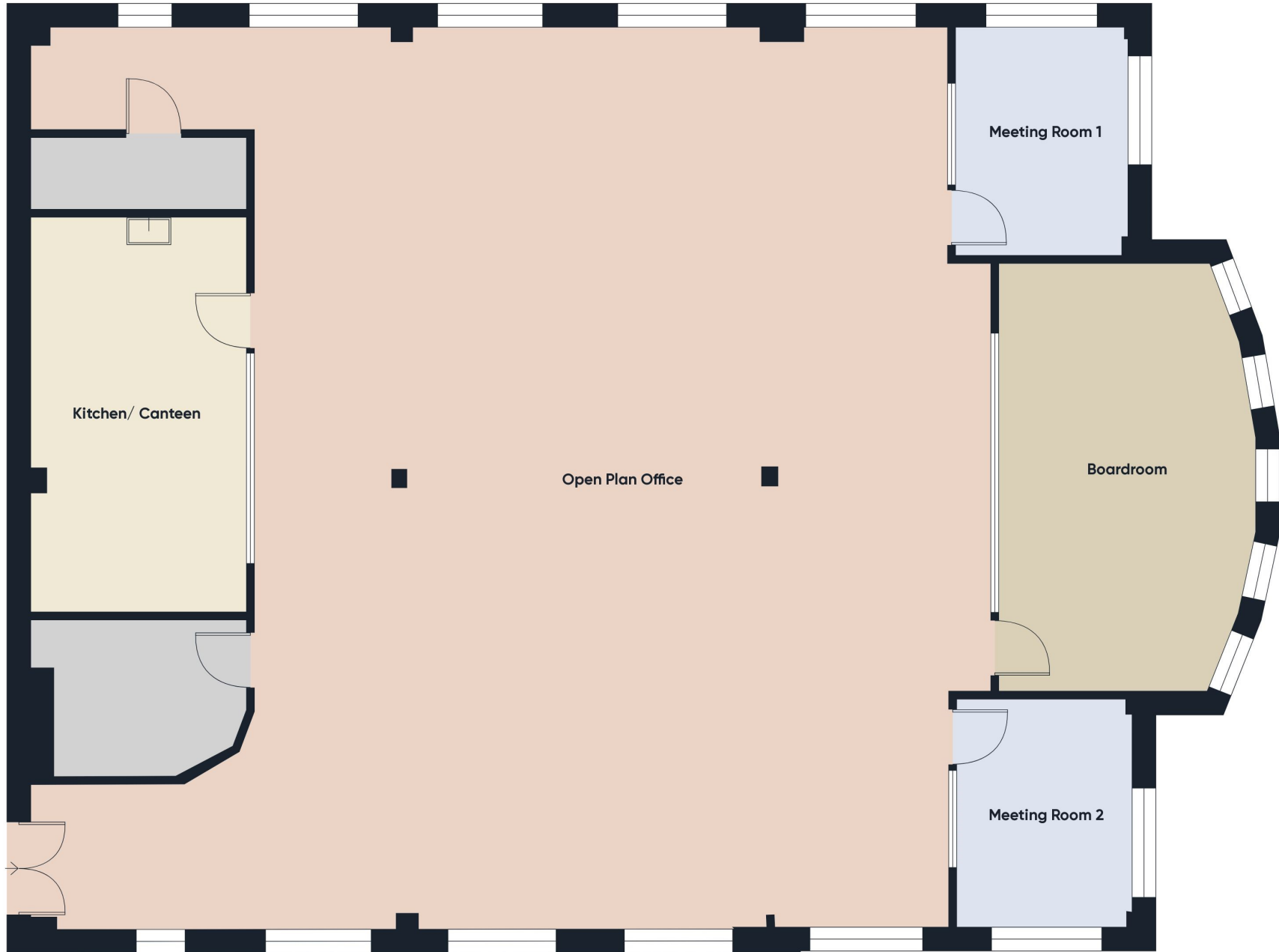
€20,000 pa (2024) approx.



It is located approx. 5 kms south west of Cork City Centre with excellent transport links on its door step.



**INDICATIVE FLOOR PLAN**



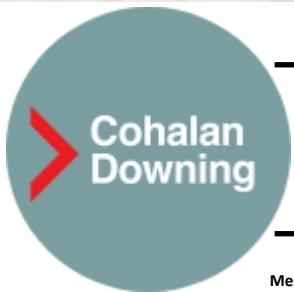


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BER INFORMATION



### LOCATION MAP



**For Further Information:**

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Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

**Cohalan Downing**

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